

ECONOMIC DEVELOPMENT COMMISSION

January 22, 2009

Minutes of the Economic Development Commission held at 8:15 A.M., on Thursday, January 22, 2009 at North Haven Town Hall.

Members Present: Ralph Durante, Walter Mann, Radha Prasad, Frank Maher, Thomas Dunham, LuAnn Buono, Deborah Moore

Members Absent: Walter Nester, Frank Maher, William Gambardella

Also Present: First Selectman Janet McCarty, Alan Fredricksen

The following materials were either mailed to the members prior to this meeting or distributed at this time:

1. Agenda – January 16, 2009
2. Minutes of Meeting held on November 20, 2008

NORTH HAVEN COMMONS

Mr. Mann said that he has spoken with Doug Gray and he is very pleased with the response to the businesses that have opened. Both Red Lobster and Olive Garden are very happy with their buildings and the shopping center. The other stores will be opening up shortly. The weather has caused delays. None of the other tenants have pulled out and there is only one store that has not been leased.

PROPERTY BEHIND NORTH HAVEN COMMONS

Mr. Mann spoke to Doug Gray about the property behind the North Haven Commons. Mr. Gray said that the property poses many problems one of which is the New Haven Transfer Station which he feels would have to be moved.

RABINA

No news from Rabina. Mr. Durante said he will give Mr. Rabina a call to find out what's going on. He will keep the Commission informed.

QUINNIPIAC GRADUATE SCHOOL (ANTHEM KEEP HERE)

Anthem has a five year lease with Quinnipiac and it has already been a year and a half. Anthem hired a national real estate company and is looking for a new site. They are moving very slowly. Mr. Durante said we need to keep Anthem in North Haven.

MALL PROPERTIES MEETING WITH JANET AND WALTER – VALLEY SERVICE ROAD

First Selectman McCarty said that the meeting went very well. Alan Fredricksen also attended the meeting with Mr. Steinberg. Mr. Steinberg seemed interested that the Town was getting things moving on this property. Mr. Mann suggested that we get Mr. Steinberg and Mr. Gray together to discuss this property.

RAILROAD STATION PUBLIC HEARINGS

First Selectman McCarty met with Bill Gambardella, Alan Fredricksen, Roger Voorhees of the Williams Group and Jennifer of Rabina to discuss the Phase I railroad station project on Devine Street which is scheduled for completion in 2011. Phase II which will be located on the Rabina Property is scheduled for completion in 2038. Everyone at the meeting agreed that the Rabina site would be a better location because it would stimulate growth. Mr. Durante asked if someone from the Commission would work with First Selectman McCarty on this project. Mr. Prasad volunteered to help.

RITE AID MONTOWESE

Mr. Fredricksen said that he had a meeting today with the developer. He said that the developer was having difficulty accepting the conditions of their approval from P&Z particularly with sidewalks/islands and light fixtures. Mr. Durante said that this is an important project for the Town. Mr. Fredricksen stated that the Town has been more than reasonable and he will work out the details with them.

COVIDIEN

Mr. Durante said he will make an appointment to meet with Mr. Scott Flora.

QUEBECOR BUILDING

Mr. Durante asked Mr. Fredricksen if there was any activity on this property. Mr. Fredricksen stated that there was none.

EMPIRE PAVING

Mr. Fredricksen met with Town Attorney John Parese. Mr. Parese will call Ms. McCarty to discuss. Mr. Durante felt that the Town should support Empire in obtaining a TIF for the purchase of the old Newton building.

BOZZUTOS

Mr. Fredricksen said that everything is going well and there have been no problems.

RETENTION AND EXPANSION

Mr. Durante said that since the economy is bad the Town needs to work on retention and expansion of current properties. We have to improve and expand wherever possible.

STEERING COMMITTEE

Mr. Durante asked Commission members to consider chairing a steering committee. He said it is a good way of obtaining information, meeting people and resolving problems.

ADJOURNMENT

There being no further business before the Commission Mr. Durante moved to adjourn the meeting at 9:20 AM, seconded by Ms. Moore.